APARTMENTS.

# Maintaining the Standards



The success of Jackson Heights and of the Jackson Heights Plan of Tenant-Ownership, has been made possible principally because of a most careful selection of tenant-owners. This method was adopted to perpetuate the present high standard of tenancy, and will be maintained.

APARTMENTS - UNFURNISHED.

Long Island.

NEW

Forest Bills Bardens

APARTMENTS
Saltes of 3, 4, 5 large rooms, including some studios, an itra-modern Elevator Building. 5 minutes on electric trains to Penn, Station, 34th St., 7th Av., N. Y. C. NO SUBWAY TRAVEL Country Life—City Conveniences. Apartments \$110 Month and up lousekeeping or splendid service in

Gardens Tea Room xcellent home cooked meals served imost at cost. Beautiful new dining

Write Today for Bookles

"An Adventure in Contentment"

Or Apply on Premises, or to
GUYON L. C. EARLE, Agent,
338 5th Av., 34th St.
Fitzrey 0821-8-3.

CITY REAL ESTATE.

AMER. REALTY CO., 290 Broadway, buy

CUSHMAN & WAKEFIELD, INC., 50 Bast 42d at., New York.

STEEL REALTY DEVELOPMENT CORP. 14th floor, 152 West 42d st. BRANCH OFFICES IN 60 CITIES. List your properties for quick action. BUYERS WAITING, \$5,000-46,000 CASH

THE QUEENSBORO CORPORATION, 50 East 42d st., corner Madison av.

From Battery to 14th St., Inclusive.

GREENWICH VILLAGE.

19-21 Barrow st., newly renovated, 34 room 6 batis, electric light; rented in apartment and rooms for over \$700 month; \$45,000 terms. 178 Waverley place, 10 rooms an bath, immediate peacesion, easy terms.

NEED CASH FOR BUSINESS.

Owner will sacrifice 5 story cold water resement, two stores; \$7.000 cash invested, the postchosty thow not return above excuses of over 34%; this means your money ack in less han three years, and you still win the property; attended lower Machatte, where raises are always increasing. 253 Herald, Fulton at.

TEAM FITTING.

INMING.

IEST METAL AND ROOFING.

ASTERING.

ASTERING.

COntractors engaged in these and similar lines, downtown, are continually being crewded out of central downtown by increase in rent and land value. A permanent, low priced business home for some such contractor is No. 174 West Broadway, near Worth at; one atory building, bot 25mild ft.; possession; price \$13,500; asyy terms (real value \$20,900). Owner, WILLIAM D. KILPATRICK, 149 Broadway.

WASLINGTON SQUARE CORNER.

WASLINGTON SQUARE CORNER.

Five story apartment: present rental \$11,087.50: price \$75,000; rent can be increased
about \$5,000 yearly, with little improving:
great opportunity.

FEPS, 40. WASHINGTON SQUARE.

WASHINGTON ST., 802-5, 3 story bouses:
rental \$1,200 cach; price \$11,000 cach:
terms. DUROSS CO., 155 Went 14th.

STH AVE., 55 (near 14th)—58 feet front, 3
story brick building, 2 stores: price \$16,500;
terms; possession. J. L. VAN SANT, owner,
115 Nassau st.

Above 14th St. to 59th St. (Inclusive). East River to North River.

Fifth av., 20 story husiness building, below 24th st., 275 feet front; price \$1,000.000, also West Ride, 12 story apartment house, 85 feet front; very cheap, \$5,000 front foot. SAMUEL GINSBERG, 21 Park Row, Barclay \$593.

clay 8595.

RARGAIN, exceptional, West 15th st.; five story eingle flat, 6 rooms; rent \$3,700; price \$25,000. DUROSS CO., 155 West

14th st.

CLOSE estate, 50s, near Broadway, 25x100; big future. ENGLISH, 1521 Broadway.

ESTATE MUST SELL, on 9th av., near 25th at, 3-4 story brick tenements and stores; size 50x100; price, 500,000; excellent terms; no lenses.

D. KEMPNER & SON, INC., 502 5TH AV. MURRAY HILL 4015.

East 19th Street, mear 2d Avenue, three 4 story houses; plot 60x2;
Price \$14,000 each; \$5,000 each, Price \$14,000 each; \$5,000 each, Price \$14,000 each; \$7,000 each, Price \$14,000 each; \$7,000 each, Price \$14,000 each; \$10,000 each, Price Price \$1,000 each, Pr

and light; man on premises. E. C. DeWITT.
512 bit av.

CEXINGTON AV., near 34th st.—Four
story, stores and apartments; price \$40,000.

FOLSOM BROS., INC., 127 E. 34th st.

2b AVENUE CORNER.
Plot 891100, possession.

FOLSOM BROS., INC., 127 East 34th st.

DRUG store site, opportunity regis pharmacist who can finance himself stricted enighborhood; no competition, laurant, 875 West 181st.

## Heights Jackson

### New Garden Apartments

3, 4, 5, 6, 7, 8, 9 and 10 Rooms-1 to 3 Baths

#### Every Room an Outside Room A Moderate Initial Payment

will give you immediate occupancy. Small monthly payments thereafter will cover all carrying charges and pay the balance of your equity, so that in a little over six years you will own your apartment outright.

Social and Business References Required
The Newest Apartments are Tax Exempt for 10 Years
22 MINUTES FROM 42nd STREET Golf, Tennis 'Courts, Children's Playgrounds, etc. Visit Jackson Heights To-day—tal's Subway to Grand Central, transfer to QUEENSBORO SUBWAY (Corona Line) to 25th St. (Jackson Heights) Station—(Office Opposite Station) Apartments Open for Inspection until 6 P. M. Daily

The Queensboro Corporation, Manhattan 50 East 42nd St.

APARTMENTS - UNFURNISHED. Borough of Broux.

University Heights 192nd Street

**University Avenue** 

JUST COMPLETED 4-5 Rooms

minutes' walk to Lexington Ave y; 6th & 9th Ave. "L" Expres at Kingsbridge Road or Fordhan

Reasonable Rent Agent on Premises.

### TNIVERSITY HEIGHTS

Davidson Av. nr. 174th St. Open for Inspection

3 AND 4 Rooms All Improvements REASONABLE RENTS

Just Completed APARTMENTS Southerly Exposure

ST. JAMES PARK SELECT TENANTS ONLY
One block from Lexington Ave.
Subway at
Kingsbridge Road Station.

3, 4 & 5 Rooms 25 East 193rd St.

Borough of Breeklyn.

APARTMENTS FOR RENT

ROOKLYN ST. MARKS 952-4, St. Marks Ave.

**3-4-5 ROOMS** 

Up-to-Date New Apartments ALL IMPROVEMENTS.

BROOKLYN COLUMBIA HEIGHT 276 HENRY ST.

tooms, Bath and Kitchenette, un 1: 10 minutes from Wall St.; male SUPERINTENDENT ON PREMISES. Serough of Queens,

High class apartments in Laurelton, L. L. Excellent location. A. G. De Riesthal, 560 Fulton St., Jamalca. Tel. Jamalca 1208, or Agent on premises.

MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE.

BUILDING LOANS,
THEST AND SECOND MONTGAGES,
BHAW, ROCKWELL & SANFORD,
West 125th et. Tei. Hariera 84 CASH for second mortgages; state full par ticulars. V 1758 Herald, Washingson lights 116 BROADWAY, PHONE REGTOR 2287, LOANS, machinery, outstanding accounts, warehouse receipts, mortgages, R 2273 Herald, Herald at. M. R. GAILLARD & CO., INC., 2200 Bway.

APARTMENTS - UNFURNISHED. APARTMENTS-UNFURNISHED ington Heights, Above 125th St., Washington Heights, Above 125th St.
West of 8th Av.

> Ready for Occupancy Dec. 1 IDEAL HOME APARTMENTS

3, 4, 5 and 6 Rooms

One and Two Baths, In the Newly Completed Five Story Building at

610 to 618 West 163d St.

Between Broadway and Fort Washington Ave.

The most originally constructed and unique apartments on the Heights. A Garden Court, 60x60, with fountain and various ornamentations, adds a restful and delightful atmosphere, unexcelled in upper Manhattan.

### LARGE SUNNY ROOMS

Rents From \$1,050 to \$1,950 Agent on premises, or

PATERNO BROS., BUILDERS. 601 West 115th St. Tel. 1114 Morningside

THE NAME WANT

SUI EAST 151ST STREET (at the Hub of the Brent) NLY 114 BLOCKS FROM JUNCTION OF EAST AND WEST SIDE SUBWAY, 3D AVE. L. AND CROSSTOWN CARS AT 149TH ST. AND 3D AVE.

Sarjan Court

3-4-5 Rooms, Electric Light, Steam Heat, Hot Water, Tile Bathrooms, with Showers Built in Tubs.

LARGE, AIRY, COMFORTABLE, LIGHT ROOMS WITH PLENTY OF SUNSHINE

LONG LEASES. REASONABLE RENTS.

TYROL REALTY CORPORATION

N. W. Cor. Melrose Ave., 151st St. Open evenings (exc. Sun.) until a

CITY REAL ESTATE.

Above 14th St. to 59th St. (Inclusive), East River to North River.

with buildings suitable for alteration, on West 17th at., near 9th av., adjacent to thelesa Docks; would be suitable for garage, warehouse or manufacturing; \$25,000; suitable terms can be arranged.

JOHN P. PEEL CO.,

362 West 23d at. Chelsea 6818. 362 West 23d st. Chelsee 6815.

SIN story, 50 ft. elevator house; first class; built day labor by lumber merchant; excellent location near 14th st., prics about five times rental 485,000. DUROSS CO., 135 West 14th.

THE HUB OF THE CITY.

59th st., near Columbus Circle; plot 100x100; 4-5 story tenements; equity \$130,000; will consider \$50,000 cash; other properties; full consumission. Address GREAT FUTURE, 3525 Broadway.

consider \$50,000 cash; other properties; full commission. Address GREAT FUTURES, 3525 Broadway.

10TH, 138 East.—Four story dwelling, built extra deep, 25x103; \$32,500; terms; possession. VAN SANT, owner, 119 Nassau. 527 East 27th.—Five story house, front and rear; rental \$2,000; bargain. Inquire owner, RAIDE, 204 East 24th.

347 and 349 East 18th Street, two 4 story houses with 2 story and basement shop on rear of lot; possession.

Price \$30,000; terms.

FOLSOM BEOS., INC. 127 East 34th st.

236 6TH AV. (39th st.)—3 story building, atore, 12 rooms; possession; bargain; small price; little cash. Particulars FEIST & WELDHAAS, 408 West 426.

334 WEST 10TH STREET.

34 Story brick dwelling, 23.5x32, furnished com house; price \$17,500; terms very reasonable; possession. J. ARTHUR FISCHER, 20 6th av.

AINTY modern home in East 60's, between Madison and Park; parquet floors, 3 baths erfect order; want offer; favorable terms. tackenxiie, 7 B, 42d.

COLISH basement dwelling in East Six-doze to 96th st. and Riverside Drive, 18x aths: parquet floore, automatic hot water upply and steam heat; dining room opens in unique English garden. JOSEVII A ASSHDY, 206 Broadway. Tel. 6942 Cort-A BROADWAY LOFT building 25x100; five story, near Wanamakar's; short lease at old rents; good for investment or alteration; must sell to settle estate.

ROBERT M. FULTON, 7 East 42d st., N. Y. HARGAN!—Three story houses, 7 Lercy st., near 7th av., front and rear; price \$9,500; possession: suitable alterations. DUROSS CO., 155 West 14th.

FIVE STORY BLDG ON WATERFRONT, 242 South s 27x80; good condition, heavy floors, freight platform, electric elevators; gonzession; price \$25,000; casy terms.

EXCEPTIONAL OPPORTUNITY to buy on 3d av., near 103d st., 5 story tenement with two stores; 4 threes on a floor; rents over \$5,000, low; terms to suit; price \$28,500.

FOR SALE, 223 E. 72d st.—Three story and basement brownstone dwelling, 10 rooms immediate possession; price \$22,000; term to suit. ALD REALTY COMPANY, 35 Nes-sau st., New York city. FOUR story up to date single, \$29,000; ronss man \$5,000; cash \$6,000; balance first mortgage, substantial net return. LEON S. ALTMAYER, 62 E. 86th st.

FIVE story double, E. 30th at near Park av., \$33,000; big future. LEON S. ALT MAYER, 62 E. 80th st. LEXINGTON AV., 2013-2017, near 123d.— Three dwellings, 10 rooms; \$11,500 sach trus. possessioh. VAN SANT, owner, 119 LEXINGTON AV. corner, 90x80, \$90,000; big future; bargain; principals apply person-ally. LEON S. ALTMAYER, 62 56, 88th st.

ON LEON S. ALTMAYER, 62 9, Seth St.
ON LENOX HILL,
ADJOINING LEXINGTON AV.,
narrow width 4 story and basement brownstone dwelling; immediate possession; reasonable price and terms,
OGDEN & CLARKSON CORPORATION,
I East 49th St. OGDEN & CLARKSON CORPORATION, 1 East 49th St.

Plaza 6955.
PRIVATE house, Park av. corner, vicinity 50s; 4 story and basement, 14 rooms and 3 baths; Immediate possession; terms.
WOLFE & CO., 200 Broadway.
PRIVATE house, 4 story, basement, 20x85, 127th st. and 5th av.; now vacant. MULVIHILL, 110 E, 123th.

PENTS nearly \$60,000; very fine D story apartment, near Park av., in 80°s; builder's hands, Principals, WOLFSON, 108 Park av. (4ist st.).

THREE gwellings, 48x100, Lexington and Park avenues; 825,500 for piot. Apply LEON S. ALTMAYER, 32 E. 86th st.,

WAREHOUSE, 5 story, 56,275 square feet; In Harlem section, very convenient to Broad-minediate possession; asking prices of the st. (1000) prices for the st. (1000) prices 3 day, four 4 story tenements, 14 rooms on a floor, tiled halls, hot water supply; houses and excellent condition; assessed \$2,000; norticage 200,000; price \$80,000. D. KEMTPNER & SON, INC., 522 5th av.; Murray Hill 5015.

Ause, old age.

2110 FIFTH AV.,

southeast corner 130th St.

A three story and basement dwelling, old 29 ft. 5 in. by 10; possession arranged
Price and terms reasonable.

OGDEN & CLARKSON ORPORATION,
1 East 49th St.

Above 59th St.—5th Av. to North River.

A 720 ST. Bargain.—Fine dwelling between Broadway and Columbus, suitable for occupancy or alteration; price right; terms easy. ROBBRY M. FULLYON, 7 E. 620,

A reasonable amount of cash will buy 6 story elevator apartment, West 80s, near Riverside; rent 81,000; attractive price. HARRY FRIELIMAN, 5 Beckman st.

AMSTERDAM AV., Corner (below 86th st.).—Five story; price \$43,000; terms to suit. FORTER & CO., 150 West 125th st.

PROWNERSKE Availing, West 125th st. ROWNSTONE dwelling, West 127th st. 3 story, basement, 10 rooms and bath; impediate possession; terms to suit. ROSEN-ALE & PODD, 50 Church st. BIG bargain, private dwelling, 122d st., between Lenox and Tih avs.; 3 story and hasement, 2 baths. "HARLES METZGER, 28 F. 126th st., FIVE STORY NEW LAW."

West Harlem, 38x100; rent very low; \$4,528; price 537,000; terms. RYAN & CO., 142 W. 125th.

CITY REAL ESTATE. Above 59th St.-- 5th Av. to North River.

DESIRABLE INVESTMENTS.
Vicinity of Broadway and 103d st., elevator apartment house, 4 and 5 rooms; rents
\$28,000; price \$210,000; desirable terms.
Vicinity of Riverside Drive and 110th st.
elevator apartment house, 6 and 7 rooms
ronts \$40,000; price \$245,000; desirable
terms. rms. Vicinity of Broadway and 157th st.; large partment house (no elevator), 4 and 5 doms; rents \$21,000; price \$120,000; desirable terms.
Vicinity of Broadway and 181st st., apartment house, 20 rooms on a ftoor, 4 and 5 rooms; very low rents, 59,200, should be \$11,000, only about \$7 per room; price \$55,000; desirable terms.
H. T. WOOD, 220 BROADWAY.
DWELLING, 314 stories, W. 115th st.; \$2,000 cash needed. SHARUM, 170 Broadway.

FOR SALE (38 W. 75th st.)—Modern 10.

room house in first class condition; exceltent location for private recidence, doctor,
or can be turned into apartments without
great expense. Apply on premises.

GREAT BARGAIN.

Upper West Side, near Broadway, corner
apartment house, 4, 5 and 7 rooms; rents
\$40,000; price \$250,000; desirable mortgare;
any terms. W W 607 Herald, 250 Broadway.

PRIVATE dwelling, West 78th St., 200 West, 200

INC., 200 West 72d st.

PRIVATE DWELLING,
Bradhurst, near 145th st., 11 rooms, 1 bath,
electricity; price \$12,560; cash \$8,000. RYAN
& CO., 142 W. 125th.
SIX story elevator apariment house, 1-7,1-5,
1-5 room apts, on a floor; all improvements; price \$110,000; cash \$15,000; low
rents \$21,000, netting \$9,000. COUGHLAN &
CO., INC., 200 West 72d st.

CO., INC., 200 West 72d st.

VACANT.

Four story high stoop, 19 foot dwelling lower West 90s, near Park; 13 rooms, baths, electricity; price \$27,000; cash \$5,000 immediate possession.

HOUGHTON COMPANY, 174 West 72d St.

Columbus 280

W. 122d St.—Handsome, 20 feet dwelling electric lights, 2 baths, parquet doors, possession; price \$21,000; terms to suit. PORTER & CO., 150 W. 120th St. WEST SIDE DWELLINGS FOR SALE. M. H. GAILLARD & CO., 2299 Broadway. M. H. GAILLARD & CO., 2299 Broadway.
41 West 97th Street; 4 story dwelling; vacant; cheap. SHARUM, 170 Broadway.
302 COLUMBUS AV.,
near 74th st., is offered for sale. Owner,
CHARLES M. HEYMANN, 1 W. 92d st.
120TH ST., 157 W.—10 rooms, electricity,
parquet floors; possession; price \$15,500;
terms. VAN SANT, owner, 119 Nassau st.

\$8,000 cash and balance on first mortgage buys very high class four story and basement dwelling, 20x100, close to Riverdide Drive and 56th st.; price \$40,000 which is \$10,000 below actual cost to present owner; is rooms, three baths, parquet floors, electric light, steam heat; in excellent condition; immediate possession. We can recommend this property highly.

WOOD-DOLSON CO.,
Broadway and 80th st. Schuyler 1100,

\$47,500 will buy fine dwelling near Riverside Drive in 90's; easy terms; possession. Principals, WOLFSON, 103 Park av., 41st st.

A bargain in a 6 story, 40 by 100 feet, apartment house; 2-4s, 2-5s; electric light and all improvements; 140s, upper West Side; rent \$11,500; price less than 5 times the rent, with only \$8,000 cash needed, belance 5 years. G. N. B. M., 1484 Hersid, Harlam. Harlom.

BARGAIN, \$15,750; near Broadway, \$ storand basement, well built dwelling; \$ haths extension to second floor. GOLDBERG owner, \$15 West 149th, 2185 Audubon. owner, 516 West 149th, 2185 Addubon.
BRICK dwelling, 12 rooms and bath; 546
West 156th et., near Broadway; \$18,000;
mortgage to suit.
BARGAIN—Four story, 3 baths, parquet, electricity, newly decorated; vacant; 2 families or turnished rooms, 512 W. 149th.
CORNER PLOT, NEAR 1518T ST.
and Broadway, 105x100;
all improvements; at grade;
11 Broadway, AUSTIN & CO., INC.
141 Broadway, Rector 5028,
DWELLING, West 152d st., 10 rooms, electric light, parquet floors; immediate posession; price \$14,000; only \$4,000 cash needed.
POINTER & CO., 150 West, 1555.

y measton; price \$14,000; only \$4,000 cach needed.

PORTER & CO., 150 West 125th st.

EXCEPTIONAL duplex house, \$12,750; excellent condition; immediate possession, HUSTON, 317 W. 148th.

FORT WARRINGTON AV., near 181at st., 125x100; at grade; \$40,000.

THOMPSON, AUSTIN & CO., INC., 141 Broadway. Rector 5028.

INVESTORS, don't miss this opportunity; owner needs cach; 6 story slewtor; rents 550,000, average \$16 per room; cach \$35,000. delance eccods mortgage. CHAS, ZIMMER, MAN CO., 280 Maddeon av. Vanderbilt 10337, MARRILE SHLL-Immediate possession, attractive home, convenient supways, 9 rooms; improvements; sarage; bargain; \$18,000; mortgage \$5,000; ferms, \$2 Van Gorlear place. Tel. Marble 5748.

CITY REAL ESTATE.

NEAR 1818T ST. AND BROADWAY, 100x100; at grade; all improvements;

NEAR 181ST ST. AND BROADWAY.
100ar3; at grade;
\$30,000.
THOMPBON, AUSTIN & CO., INC.,
141 Broadway. Rector 5021

FORT WASHINGTON AV., 183D ST.

ROMINENT three front corner, with large brick dwelling; about 3½ lots in plot; still in first hands; will leave 70 per cent; barain; no exchange; immediate possession; ipe for builder; no brokers. See my agent, E. E. THOMAS, 1229 Amsterdam av. 135th at.).

PRIVATE DWELLINGS FOR SALE.
WASHINGTON HBIGHTS.
W. D. MORGAN, 3573 B'WAY (14TTH).

F. NICHOLAS AV., within 1,000 feet of subway station; prominent wacant corner, are grade; still in first hands; will sell beap and leave two-thirds on mortgage; no colors. See my seent, B. E. THOMAS, 220 Amsterdam av. (155th st.). TE for apartment house, 50x122, at West 162d at., station. SMITH, 212 West 69th.

Borough of Manhattan-Mis-BARGAIN, 6 story, new law; rents \$14,000 price \$58,000; \$15,000 cash. FLEMING 2248 7th av.

JAYESS, O 790 Herald, 280 B'way. LOTS and Apartment Houses-Call after soons, STERLING REALTY CO., 154 Nas

PRIVATE DWELLINGS, EXCELLENT LOCATIONS, FOR SALE. KENT REALTY CO. 203 West 724.

Borough of Bronx-Sale or Rent.

Plans and mortgages free of coat to you; no taxes for 10 years; if you want a perfect home, come and see it AT ONCE; after first payment, your rent pays for it; see our easy housekeeping ungalows, which can be paid for with \$40 to \$60 per month; heat, water, gas and elsectic light; handsomely decorated; beautiful electric fixtures. Why pay rent when you can use your rent money to pay for your own home? Best of material; built on high ground; beautiful trees; plenty of play ground for the children; close to transit, schools, stores and churches; architectural department at your service free; open week days and sundays; send for pletures and plans. See HARRY W. DAVIS, on the property Wilder and Cranford avs., two blocks east of 241st st. subway station, White Plains av., Brons.

ATTRACTIVE modern 13 room 2 family dwelling; best location, west Bronx, nea Burnside av. "L" station; price \$12,500 terms, PITTMAN, Owner, 2524 Greston av.

BUILD YOUR OWN HOME,

or we will build for you on restricted property, modern 7 room house on plot 50x100, 2
blocks from White Plains av. subway station; \$3,000 cash, baiance long term mortgage; 10 houses now under construction.
BUILDERS OF MODERN HOMES, INC.
See B. Nelson, 233d st. and White Plains rd.
BEAUTIFUL 11 room, private house; modern American basement, brick and brown
stone; 2 baths; 8 story and basement; convenient to 6th, 9th. av. "L." subway and car
lines; best condition; immediate possession;
reasonable price. Tel. Fordham 230s; be
seen by appointment. 2011 Creston av., one
block west of Concourse.

BUILDER'S opportunity; about \$4,000 cash;
687 E. 141st st.; corner plot, 622100, irregular; nine room house; space to build taxpayers; immediate possession; brokers protected. Might axchange. OWNER, on premless.

on av. ton av.

CONCOURSE APTS, tax exempt; rents
\$133,000, cash 20%, 10 year mortgage; good
investment. ATTORNEY, F 1004 Herald.

CHOICE plots in West Bronx, with subordination privilege. CORNER, 50x100, near Grand Concourse; ready builders; \$12,000. FELLMAN, 1478

1087-1060 Tomilison sv., Bronz, near Westchester square, 2 semi-detached one family
houses, 11 rooms, tapestry brick and pebble
dashed stucce; asbestos shingle roof; garage; enclosed porch; two tolists; tile bathroom; laundry in basement; electricity, gas,
parquet floors, &c.; best built house in vicinity; \$15,000, \$5,000 cash, baiance casy terms.
OWNER.
LOT. 50x100; most desirable, improved
street, Throngs Neck, East Bronz; no dealers. Phone LATIMER, Frankin 1585.
PLOT, corner 178th and Walton; 50x100;
price \$16,000. FORETER, 724 8th av.
PLOT for builder, west Bronz, 100x100; bar-

PLOT for builder, west Bronz, 100x100; bargain. F 1523 Herald, Bronz. gain. F 1523 Herald, Bronz.

Just completed, exceptionally well built house, 7 large rooms, 2 baths: fireproof garage; plot 50x100; Greystone av. at West 238th st., near subway station. A. E. WHEELBR, Owner, West 246th st., Fieldston. Phone Kingsbridge 3295.

whiled Jank, Owner, West 246th st., Fieldston. Phone Kingsbridgs 2395.

SEVERAL fine lots for sale on 23ist st.,
near Barnes av.; price \$1,260 each. Owner,
\$12 Grand Concourse.

PHONE MELROSE 1208.

SACRIFICE—Choice building lots fronting
Westchester av. Owner, 350 Willie av, Bronx

THROGGS NECK.

\$1,000 CASH BUYS

summer and winter 4-5 room bungalow, with
porch, all improvements, overlooking the water; hot water heat, tax exempt; price \$5,000.

WM. L. PHELAN.

1870 Harrison av., Bronx. Tel. Fordham 2659.

TAX EXEMPT.

High class brick two family houses, every
improvement, space for garage, located East
28th st., two blocks went of Webster av.;
half hour to \$2d st.; ready for inspection;
terms arranged. Apply on property or
NORTHFIBLD CONSTRUCTION COMPANY,
103 Park av.

TWO PAMILY—IDEAL LOCATION.

THREE story 2 family, large store, in Trement section; very good location for business; possession, SCHWAB & CO., 580 E., 160th et.

TAXPAYER on University av., near 188th; about 84 loss; price \$35.000; make terms. WOLFE & CO., 200 Breadway.

Four lots, near University av., below

improvements; hear Zerega av. alham Park subway; price \$10,500, co

CITY REAL ESTATE.

ST. (near Broadway, overlooking vitland: Park).—New two family r, including 2 car garage, all modern ments; tax exemption, plot 37%xi.

J. KENNEDY, Mosholu av., dway. Phone Kingabridge 1190.

porch, parquet floor in every room, electric light with superb fixtures, decorations of your own choice, steam heat, Colonial stairway, brick fireplace, delightfully big kitchen with long, apron front, porcelain sink; large gas range and breakfast alcove. Splendid size tiled bathroom with base bottom tub, shower, pedestal basin, possessing all of the beat bathroom accessories. Laundry in cellar, extra toilet in cellar, sloping roof with asphalt fireproof shingles, auto driveway. This house is located in a retined neighborhood and only 10 minutes' walk to the subway at Nostrand and Flatbush avenues. This is a swell looking house and make no mistake about it. House is not far from my home. Bither call or write 4024 Avenue K or telephone Mansfield 2510. Price 29,750: cash required \$2,500, bank mortgage \$4,500.

FIATBURN.

New tax exempt studen and tapestry brick cottage, garage space, six rooms, bath, sewer, steam beat, open fireplace. Colonial stairway, electricity, parquet floors in every room, sloove, preakfast room; price 89,799; 2km st., between Avs. J and K; Interborough subway to Flatbush av. and Noutrand, walk two blocks along Nortrand av. to Av. J, turn to the right, valk one block to E. 2th st. Owner JAMES B. ROCHE, phone Mansfield 1699.

FLATEUSH.—Houses, 426 East 5th at., between Av. C and Beverly road, 2% story frame, detached, one family, with garage of rooms and bath; all improvements; immediate possession; \$12,500. S. J. BELFER, 367 Fulton st., Brocklyn.

FLATEUSH—\$11,750. modern home, detached; electricity, steam heat, parquet, hardwood trim, A-1 condition, restricted section; assessments paid. Phone BEATTER, Sterling 3000. Sterling 4300.

SHEEDPSHEAD BAY—Comfortable 12 room home, plot 40x105; double garage; all improvements; select location, 2647 East 24th t. Tel. Coney Island 1430.

UNION ST.—Two family 11 room house on union st., one block from Kingston av. subway station; all improvements; 20x16; room for garage, driveway in rear; one floorwacant. Phone Main 9900.

CHOICE CORNERS QUEENS

Attached, for sale; one floor roady fupancy Nov. 1. For information is IERO, Forest Hills, L. I.

\*\*OREST HILLS—Sale or rent, 8 room all improvements; plot 50x100; 5 mix walk to station; possession Novembyrite OWNER, 340 W. 15th st., Manh

GREAT HOUSE BARGAIN.

\$1,000 cash, \$40 monthly, buys beauth
home (tax exemption saves \$2,000); half ho
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Colonial house, 7 rooms, sun parior, tiled bath and kitchen, parquet floors, electric, hardwood trim, large attie, 2 car garage; built substantially; just sompleted; 40x100; ouilt aubstantially; just completed; 40x100; greatest bargain in Jamaica. Owner on property, 120 Park av., 2 blocks north Hillerest av., or JONES, 9523 109th, Richmond Hill. NINE lots at 3d, 4th and 5th ave., Wash-ington and Pierce ave., Long Island city; dispose of very cheap. Owner, RABE, 204 E. 24th st., Manhattan.

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Glen Cove, L. 1

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Finest building plot outdoors, 180x
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New seven-room stucce house; everything the best; open fireplace, parquet floors, glass-enclosed porch; steam-heated garage.

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New brick house, attractively designed. Tile bath, gas, electricity, hot water heat; garage, large plot \$15,000. Terms to suit.

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